



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

AMENDMENT NO. 1 TO STATE LEASE NO. DOT-A-05-0001
APPLICATION FOR ADDITIONAL SPACE
TRANS EXECUTIVE AIRLINES OF HAWAII, INC. DBA TRANSAIR
HONOLULU INTERNATIONAL AIRPORT

OAHU

APPLICANT:

Trans Executive Airlines of Hawaii, Inc. dba Transair, whose business and mailing address is P.O. Box 29239, Honolulu, Hawaii 96820, as Lessee.

LEGAL REFERENCE:

Chapter 171-59(b), Hawaii Revised Statutes, as amended.

LOCATION:

Honolulu International Airport, Tax Map Key: (1) 1-1-72: portion of (1)

PREMISES:

Original (as shown on the attached Exhibit B dated November 2004)

Area/Space No. 009-101B, containing approximately a land area of 20,893 square feet
Area/Space No. 009-101C, containing approximately a land area of 17,899 square feet
Building 219-000, containing a building footprint area of approximately 8,800 square feet

Additional Space (as shown on the attached Exhibit B-1 dated January 2007)

Area/Space No. 009-101A, containing approximately a land area of 16,291 square feet

ZONING:

State: Urban
County: Industrial (I-2)

LAND TITLE STATUS:

Section 5(e) - Public Law 88-223- "ceded" land of the Hawaii Admission Act
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES__ NO X

CHARACTER OF USE:

Additional Area/Space No. 009-101A to be used for a parking lot for customers and employees of Transair.

TERM OF LEASE:

Twenty-five (25) years. Original Lease commenced on July 1, 2005, and expires on June 30, 2030.

ANNUAL RENTAL:

Original - \$91,958.48 per annum

Amended Rental - \$119,490.48 per annum

COMMENCEMENT DATE:

Upon execution of document

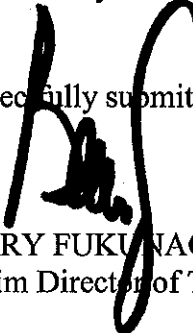
REMARKS:

The Department of Transportation, Airports Division (DOTA) and Trans Executive Airlines of Hawaii, Inc. (Lessee) entered into State Lease No. DOT-A-05-0001 dated August 23, 2005, to renovate, refurbish, repair, operate and maintain an existing aircraft hangar facility at Honolulu International Airport. The Lessee is now requesting additional land to construct, operate and maintain a parking lot for its customers and employees. The DOTA, in the public interest, has no objection to the Lessee's request.

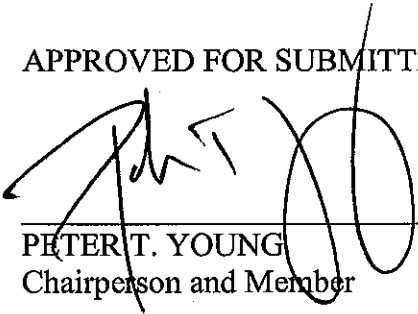
RECOMMENDATION:

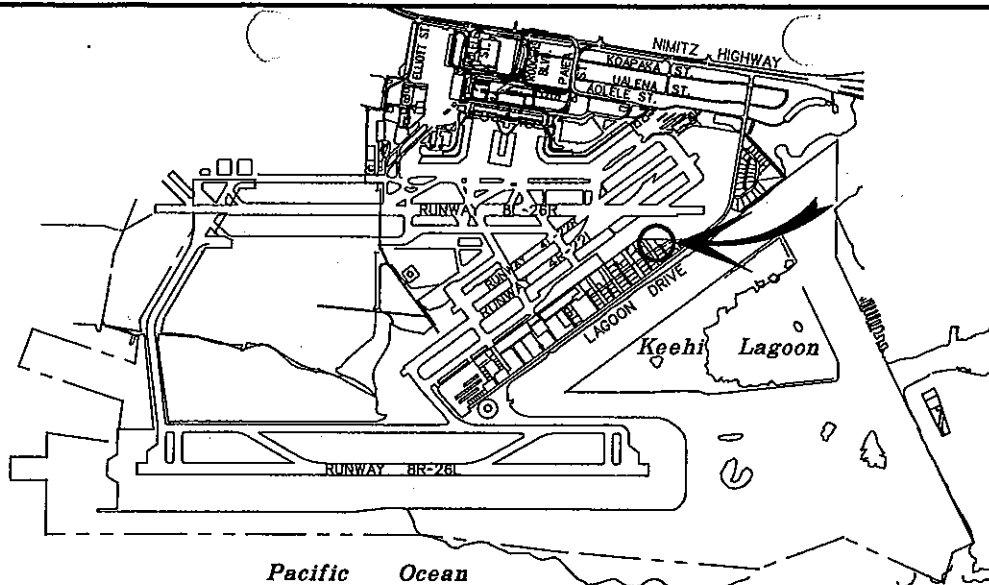
That the Board authorizes the DOTA to amend existing State Lease No. DOT-A-05-0001 to allow the DOTA to lease to the Applicant the additional space for the balance of the term of the existing lease, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the amendment of lease form and content.

Respectfully submitted,


BARRY FUKUNAGA
Interim Director of Transportation

APPROVED FOR SUBMITTAL:


PETER T. YOUNG
Chairperson and Member

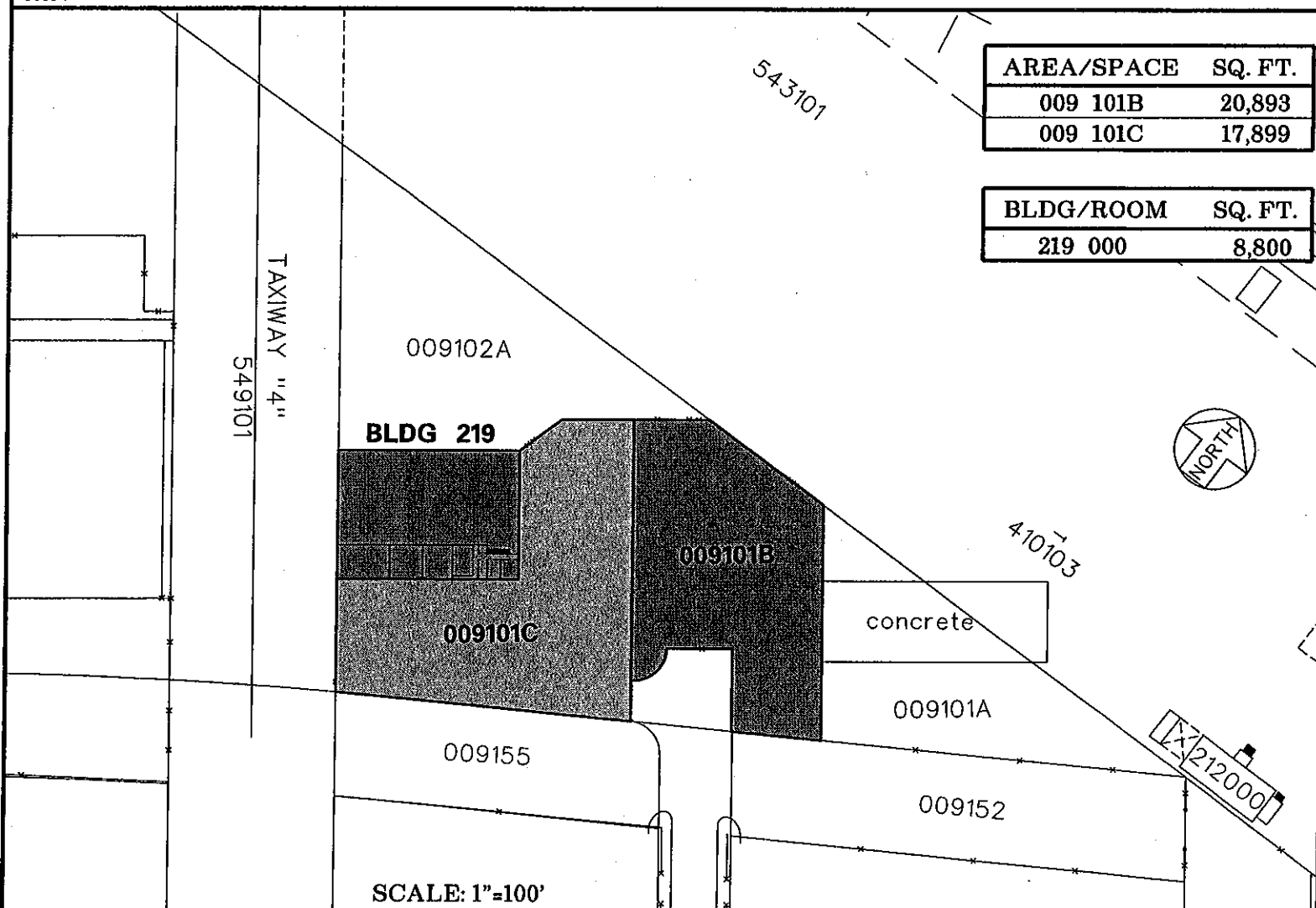


LOCATION PLAN

5000:1

AREA/SPACE	SQ. FT.
009 101B	20,893
009 101C	17,899

BLDG/ROOM	SQ. FT.
219 000	8,800



SCALE: 1"=100'

DATE: NOVEMBER, 2004

EXHIBIT: **B**



Airports Division

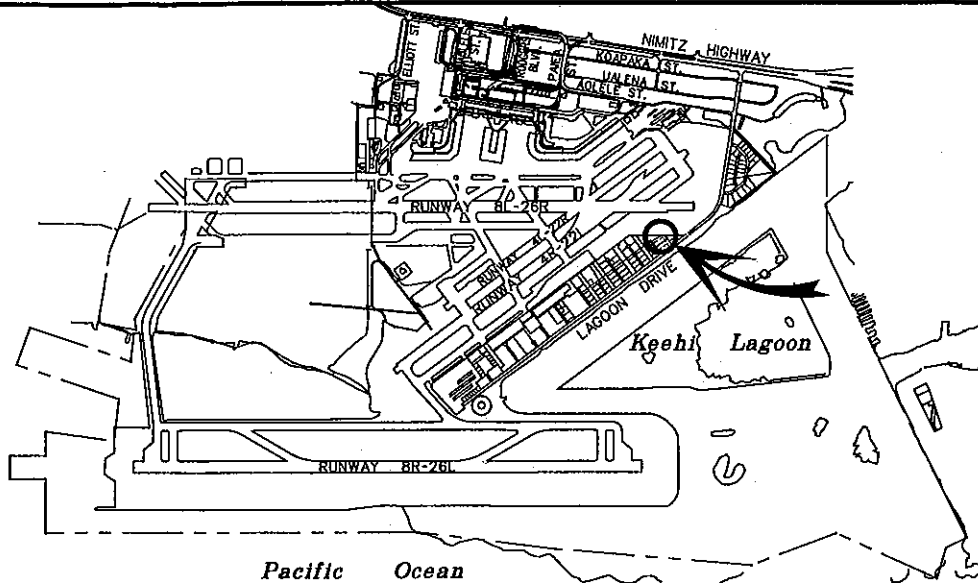
**TRANS EXECUTIVE
AIRLINES, INC.**

**LOTS,
GENERAL AVIATION
SOUTH RAMP AREA**

**009101B, C
BLDG 219
PLAT 36**

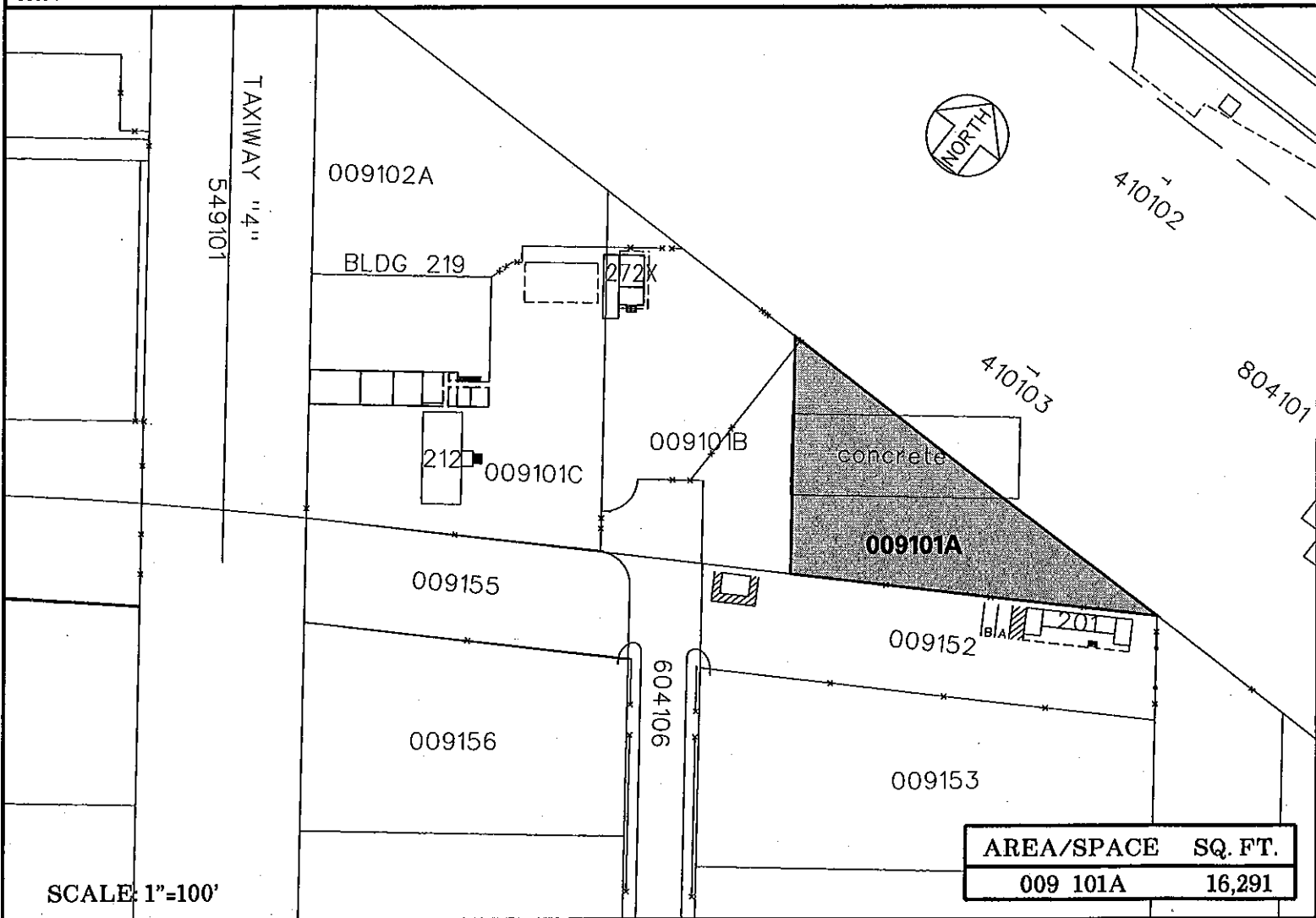
HONOLULU INTERNATIONAL AIRPORT

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5000:1

LOCATION PLAN



SCALE: 1"=100'

AREA/SPACE	SQ. FT.
009 101A	16,291

DOT-A-05-0001

DATE: JANUARY 2007

EXHIBIT: **B-1**



Airports Division

TRANS EXECUTIVE
AIRLINES
OF HAWAII, INC.

LOTS
GENERAL AVIATION
SOUTH RAMP

009101A
PLAT 36

HONOLULU INTERNATIONAL AIRPORT

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